



# Know All Men by These Presents:

That THE KROGER CO.

*the grantor,*

*a corporation organized and existing under the laws of the State of Ohio*

*in consideration of* One Dollar (\$1.00) and other good and  
valuable consideration,

*to it paid by* Gerald K. Joy and Linda U. Joy

*whose address is* 8290 Lakeshore Drive, Southaven, Mississippi

*the receipt whereof is hereby acknowledged, does hereby* **Grant, Bargain, Sell and Convey** *to the said* Gerald K. Joy and wife, Linda U. Joy, as tenants by  
the entirety with right of survivorship, and not as tenants in common

*their heirs, ~~successors~~ and assigns forever,*

*the following described* **Real Estate**<sup>2</sup>:

In DeSoto County, Mississippi

Lot 1225, Section F, Greenbrook Subdivision, in Section 19,  
Township 1 South, Range 7 West as per plat recorded in Plat  
Book 9, Page 46 in the Office of the Chancery Court Clerk of  
DeSoto County, Mississippi.

Being the same property conveyed to THE KROGER CO., AN OHIO  
CORPORATION WITH OFFICES AT 1014 VINE STREET, CINCINNATI, OHIO  
by Warranty Deed dated April 29th, 1981, executed by EDMUND OTTO  
MUNSCH AND WIFE, THERESA M. MUNSCH, and filed for record on  
May 12th, 1981 at 2:10 o'clock P.M. and recorded in Book 154,  
Page 7 in the Office of the Chancery Court Clerk of DeSoto  
County, Mississippi.

Subject to easements and restrictions of record and to taxes  
and assessments for 1982 and subsequent years.

and all the **Estate, Title and Interest** of the said

THE KROGER CO. grantor,  
either in Law or Equity, in and to the said premises; **Together** with all the privileges  
and appurtenances to the same belonging: **To have and to hold** the same to the only  
proper use of the said Gerald K. Joy and Linda U. Joy, as tenants by the  
entirety with right of survivorship, and not as tenants in common

their heirs, ~~successors~~ <sup>XXXXXXXXXX</sup> and assigns forever.

**And the said** THE KROGER CO. grantor,  
for itself and for its successors, hereby **Covenants** with the said

Gerald K. Joy and Linda U. Joy

~~that the said Grantor is the true and lawful owner of the said premises, and has full power to convey~~  
~~the same, and that the title so conveyed is~~ **Clear, Free and Unincumbered, And**  
**further, That it does Warrant and will Defend** ~~the same against all claims of all~~  
~~persons who may claim by, through~~

that at and until the ensealing of these presents, the said  
premises have not been encumbered by it, and that said  
Grantor will WARRANT AND DEFEND said premises with the  
appurtenances thereunto belonging to said grantee, their  
heirs and assigns forever against all lawful claims and  
demands whatsoever of all persons claiming by, through  
or under it.

In Witness Whereof, The said THE KROGER CO.

grantor, has caused its corporate name to be hereunto subscribed and its corporate seal hereunto affixed, by Charles Thomas and Arthur Juergens and Arthur L. Ferguson thereunto duly authorized by resolution of its Board of Directors, this 23rd day of August 1982

Vice  
its President,<sup>s</sup>  
Assistant  
its Secretary,

Signed and acknowledged in presence of us THE KROGER CO.

Delmah J. Kroger  
Margaret Saunders  
Vicki A. Anderson

By Arthur Juergens  
Vice President  
By Charles Thomas  
Vice President  
By Arthur L. Ferguson  
Assistant Secretary



State of OHIO County of HAMILTON SS.

Be It Remembered, That on this 23rd day of August 1982, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Charles Thomas and Arthur Juergens Vice President,<sup>s</sup> and Arthur L. Ferguson Assistant Secretary, of THE KROGER CO. the corporation, whose name is subscribed to and which executed the foregoing instrument, and for themselves and as such officers respectively, and for and on behalf of said corporation, acknowledged the signing and execution of said instrument; and acknowledged that the seal affixed to said instrument is the corporate seal of said corporation, that they affixed such corporate seal to, and otherwise executed, said instrument, by authority of the Board of Directors, and on behalf, of said corporation;<sup>3</sup> and that the signing and execution of said instrument is their free and voluntary act and deed, their free act and deed as such officers respectively, and the free and voluntary act and deed of said corporation, for the uses and purposes in said instrument mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my Notarial seal, on the day and year last aforesaid.

Carolyn E. Ross  
CAROLYN E. ROSS  
Notary Public, State of Ohio  
My Commission Expires Dec. 13, 1983  
Thomas P. O'Brien, Jr.  
Attorney-at-Law

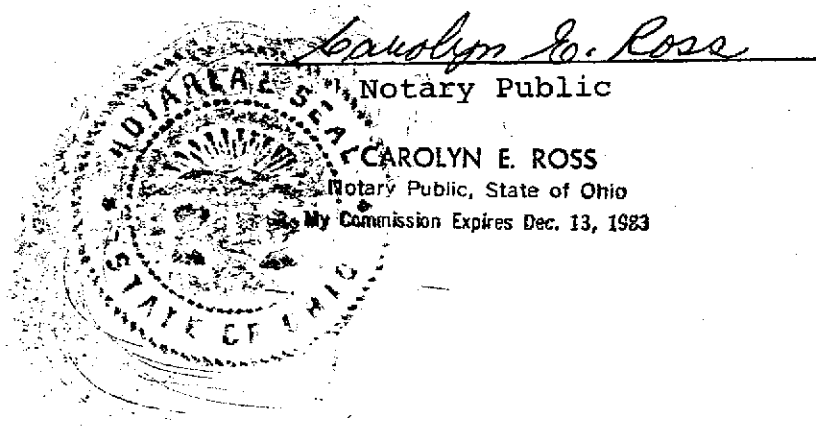
This instrument was prepared by

(1) If the Deed is to a natural person, delete "successors;" if to a corporation delete "heirs."  
(2) Include reference to volume and page of next preceding recorded instrument through which grantor claims title. (Ohio R.C. § 319.20)  
(3) In Ohio, failure to affix the corporate seal shall not affect the validity of any instrument. (Ohio R.C. § 1701.13(B))

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STATE OF OHIO

COUNTY OF HAMILTON

Personally appeared before me Carolyn E. Ross, a Notary Public in and for said County and State, the within named Charles Thomas, Arthur Juergens and Arthur L. Ferguson, who acknowledged that they, on behalf of The Kroger Co., a corporation, signed and delivered the foregoing instrument on the day and year therein mentioned.



Grantor's Address:

The Kroger Co.  
1014 Vine St.  
Cincinnati, Ohio 45201

Grantee's Address:

Gerald K. Joy  
8290 Lakeshore Dr.  
Southaven, MS

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 10 o'clock 00 minutes 28 M. 1 day of Sept 1982, and that the same has been recorded in Book 161 Page 287 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 3 day of Sept 1982

Fee 5.50pd.

*H. M. Juergens* Clerk